

RARE &
DESIRABLE

↔ THE BIDDING PLATFORM ↔



Buyers Guide to the Legal Pack

THE BIDDING PLATFORM FOR THE MOST IN DEMAND PROPERTIES

Important Information for Buyers

- We strongly recommend that all prospective buyers instruct a conveyancer to review the Legal Pack before placing a bid.
- The winning bid in a Timed Sale is final and legally binding, as outlined in our Terms and Conditions.
- It is essential that buyers carry out due diligence and seek legal advice to fully understand the documents provided.
- The Legal Pack contains key material information about the property that enables prospective buyers to make informed decisions.



The Legal Pack typically includes:

Title Documents: These show the legal ownership of the property, any rights of way, easements, or other encumbrances, and any outstanding charges or mortgages.

Local Searches: These are vital for understanding potential risks in the surrounding area. They typically include details on local planning permissions, environmental risks (like flooding or contamination), and the condition of local roads and infrastructure.

Special Conditions of Sale: This section outlines any unique terms attached to the property. This could include conditions regarding vacant possession, rights of access, or specific obligations that the seller may have agreed to. Special conditions ensure that both parties understand the precise terms of the transaction.

Caveat: This is a legal notice placed on the property to highlight any outstanding matters that may need additional time to resolve before the sale can proceed. This can be due to factors such as a longer completion timeline or requirements to fulfil certain conditions, ensuring that the transaction moves forward smoothly while keeping all parties fully informed.

Reviewing Property Information and Legal Documentation

We want you to feel confident when considering a property listed on Rare & Desirable. While the information in the property particulars is provided in good faith and believed to be accurate, it's intended as a helpful guide, not as part of a formal offer or contract.

We always recommend that buyers carry out their own checks and inspections to be sure the details meet their expectations. Please note that no one working for Rare & Desirable, or our Partner Estate Agents is authorised to make guarantees or warranties about a property.





Reviewing Property Information and Legal Documentation

Every listing on Rare & Desirable comes with a Legal Pack prepared by the seller's Conveyancer. This pack is designed to give you all the key information you need before deciding to place a bid.

If the property is Leasehold, a Management Pack may also be required. This can usually be obtained from the Freeholder or Managing Agent.

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